



7 Fernleigh Close, Bispham,
Blackpool, FY2 0HS

£159,950

This Mid Garden Terrace (middle of three) has been extended to both the rear - the Kitchen is now over 17' in length - and the side to give an additional Utility area and a ground floor WC. The property is a credit to the current owners, being beautifully presented throughout, and is sat in a really convenient spot just off Bispham Village.

- Lounge
- Dining Room
- Kitchen - over 17'
- Utility & ground floor WC
- Three Bedrooms
- Modern Bathroom
- Gardens - Southerly facing rear
- Garage
- NO CHAIN



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Porch: UPVC double glazed windows and door.

Lounge: 13'5" x 11'10" (4.09 m x 3.61 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Open to:-

Kitchen: 17'3" x 7'10" (5.26 m x 2.39 m) Wall and base cupboard units with complementary worktops, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window and door.

Dining Room: 9'4" x 7'11" (2.84 m x 2.41 m) UPVC double glazed patio doors, Radiator.

Utility: UPVC door, Radiator.

Ground floor WC: Low flush WC, UPVC double glazed window.

First Floor:

Landing: Built in cupboard, Loft access.

Bedroom 1: 12'7" x 10'0" (3.84 m x 3.05 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'2" x 6'8" (2.49 m x 2.03 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern, spacious three piece bathroom comprising; Panelled bath with shower over, Low flush WC, Vanity wash basin, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly laid to lawn.

Rear: Southerly facing, mainly laid to artificial lawn with a raised deck area.

Parking: Garage (15' x 8'7) with a private drive.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)

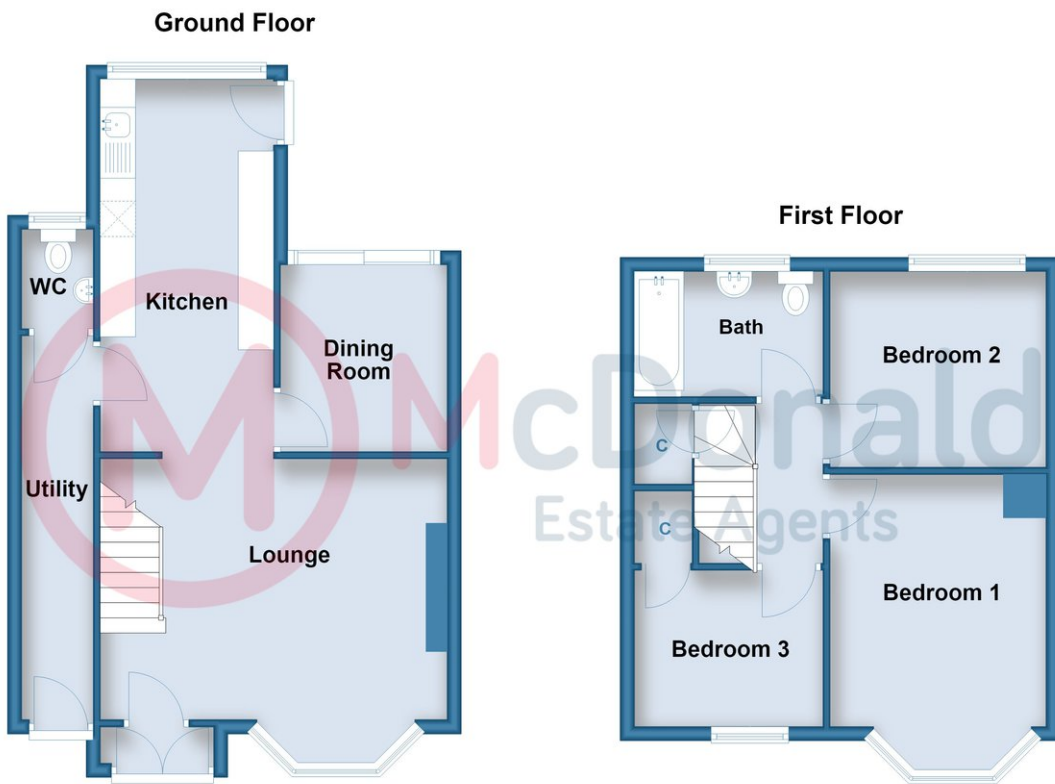


Directions: From our office on Red Bank Road proceed inland, continue across the roundabout and into the village. At the mini roundabout turn right into Blackpool Road, Fernleigh Close is the first turning on the right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Fernleigh Close

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